

**SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR MOUNTAIN RIDGE CONDOMINIUMS**

**An Expandable Utah Condominium
(Phase 21 Plat BB)**

This Supplement to the Declaration of Condominium for Mountain Ridge Condominiums ("Supplemental Declaration") is made and executed by Edge Mountain Ridge, LLC and is effective as of the date it is recorded in the Salt Lake County Recorder's Office.

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for Mountain Ridge Condominiums recorded on November 1, 2022 as Entry No. 14037274 in the Salt Lake County Recorder's Office ("Declaration").

B. Edge Mountain Ridge, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Mountain Ridge, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property to the terms, covenants, and restrictions contained herein and those terms, covenants, and restrictions contained in the Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Project by the addition of all or a portion of the Additional Land described in the Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

E. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements,

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13702 S 200 W #B12DRAPER, UT 84020

and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. **Plats.** The real property described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on the following plat, which plat map is recorded in the office of the Salt Lake County Recorder:

Mountain Ridge Phase 21 Condominium Plat BB

3. **Submission.** The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto. The Subject Property shall be part of the condominium Project, which Project includes the real property situated in Salt Lake County described in Exhibit B, attached hereto, together with all buildings and improvements previously, now, or hereafter constructed, and all easements and rights appurtenant thereto.

4. **Membership.** The Owner of each Unit within the Subject Property shall be a member of the Mountain Ridge Condominium Association, and shall be entitled to all benefits of such membership and shall be subject to the Declaration. The Undivided Interest allocated to each Unit in the Common Areas, Common Expense Liability, and votes in the Association is set forth on Exhibit C attached hereto.

5. **Reservation of Declarant's Rights.** Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions, and limitations set forth in the Declaration.

6. **Effective Date.** This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

{SIGNATURE ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this
24 day of January, 2024.

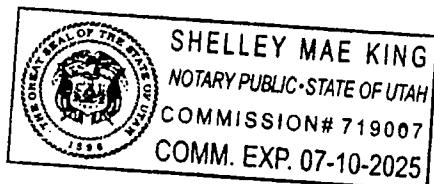
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 24 day of January, 2024, personally appeared before me Steve Maddox who by me being duly sworn, did say that he is an authorized representative of Edge Mountain Ridge, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public:

Shelley King

EXHIBIT A

**SUBJECT PROPERTY/ADDITIONAL
LAND
(Legal Descriptions)**

All of Mountain Ridge Phase 21 Condominium Plat BB, according to the official plat on file in the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 1026.20 feet along the section line and South 2,017.92 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 98.36 feet;
thence South 148.67 feet;
thence West 98.36 feet;
thence North 148.67 feet to the point of beginning.

Contains 14,624 Square Feet or 0.336 Acres.

ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'A'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031883

Including Units 101 through 304 in Building A

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'B'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031884

Including Units 101 through 304 in Building B

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'C'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031885

Including Units 101 through 304 in Building C

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'D'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031886

Including Units 101 through 304 in Building D

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'E'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031887

Including Units 101 through 304 in Building E

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'F'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031888

Including Units 101 through 304 in Building F

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'G'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031889

Including Units 101 through 304 in Building G

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'H'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031890

Including Units 101 through 304 in Building H

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'J'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031891

Including Units 101 through 304 in Building J

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'K'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031892

Including Units 101 through 304 in Building K

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'L'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031893

Including Units 101 through 304 in Building L

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'M'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14051762

Including Units 101 through 304 in Building M

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'N'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14051761

Including Units 101 through 304 in Building N

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'O'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14051760

Including Units 101 through 304 in Building O

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'P'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14051759

Including Units 101 through 304 in Building P

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'Q'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14051758

Including Units 101 through 304 in Building Q

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'R'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14141516

Including Units 101 through 304 in Building R

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'S'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142704

Including Units 101 through 304 in Building S

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'T'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142705

Including Units 101 through 304 in Building T

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'U'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142706

Including Units 101 through 304 in Building U

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'V'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142707

Including Units 101 through 304 in Building V

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'W'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142708

Including Units 101 through 304 in Building W

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'Y'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142710

Including Units 101 through 304 in Building Y

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'X'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142709

Including Units 101 through 304 in Building X

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'Z'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14142711

Including Units 101 through 304 in Building Z

All of Mountain Ridge Phase 21 Condominium Plat AA, according to the official plat on file in the office of the Salt Lake County Recorder.

More particularly described as:

Beginning at a point being South 89°48'47" East 1046.20 feet along the section line and South 1,846.12 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 78.36 feet; thence South 171.73 feet; thence West 98.36 feet; thence North 151.73 feet; thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 28.28 feet with a central angle of 90°00'00") to the point of beginning.

Contains 16,807 Square Feet or 0.386 Acres.

Parcel Numbers Not Yet Assigned.

EXHIBIT B

UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 270 Units. Each Unit shall have an equal Undivided Interest equivalent to a 1/270th fractional amount.